



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR AUGUST 10, 2006

The Planning Board Meeting will be held on Thursday, August 10, 2006 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

MEETING MINUTES:

Board to review and adopt the July 27, 2006 Planning Board Meeting Minutes.

DISCUSSION:

1. **Manor Estates - Multi-Family Development** - Applicant to discuss the proposal of multi-family housing project amongst several adjacent parcels with affordable features to be distributed throughout the project. The parcels are located proximate to Osborne Hill Road and Baxtertown Road and are predominantly in the RMF-5 Zoning District.
2. **Van Wyck Mews - Site Development Plan** - Applicant to request permission to commence clearing and grading activities prior to the issuance of final approval.

NEW SUBMITTAL:

1. **Citizens Bank @ the Dutchess Mall - Amended Site Development Plan** - Applicant seeks approval to amend the existing Site Development Plan Approval for the Dutchess Mall to construct a 3,500 square foot building on a 0.55 ± acre portion of the site. The proposed new building will be located on the northeast portion of the Dutchess Mall parcel near the main entrance from Route 9. Upon completion of the new building, Citizens Bank will relocate from its existing tenant space in the mall to the new building. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Deputy Building Inspector, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Rombout Fire District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Hold - Subdivision** - Applicant seeks Preliminary Subdivision Approval to subdivide a parcel totaling 4.03 acres into three (3) lots. Lot 1 will consist of 1.28 acres and contains an existing residence, Lot 2 will consist of 1.41 acres and Lot 3 will consist of 1.39 acres. The parcel for this proposal is located at 222 Baxtertown Road in the R-40 Zoning District.

PUBLIC HEARINGS: (continued)

2. At 7:30 p.m. or as soon thereafter as possible - **34 Sunnyside Road - Subdivision** - Applicant is seeking Preliminary Approval to subdivide a parcel totaling 846.7 acres into two (2) lots. Lot 1 will consist of 4.1 acres, contains an existing residence which shall be sold and Lot 2 will consist of 842.6 acres. The parcel for this proposal is located at 34 Sunnyside Road in the R-4A and R-40 Zoning District. This is a continuation of the public hearing that was opened and adjourned by the Planning Board on July 27, 2006

REVIEWS:

1. **34 Sunnyside Road - Subdivision** - continuation of project review.
2. **Hasbrouck Place - Site Development Plan** - Board to review Resolution of Preliminary Approval.
3. **Pioneer Realty Holdings, LLC (a.k.a. Ral Plumbing Supply, LLC) - Amended Special Use Permit and Site Development Plan-** continuation of project review and Board to review Resolution of Final Approval.
4. **Town Board Referral - Chelsea Waterfront Development Rezoning** - Board to review the Town Board's Notice of Intent to Serve as Lead Agency for this project.